050.0	0003	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	837,400 /	837,400
					USE VALUE:	837,400 /	837,400
					ASSESSED:	837,400 /	837,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		PRESCOTT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLUMBUS CLUB INC
Owner 2:	
Owner 3:	
Street 1:	15 WINSLOW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .173 Sq. Ft. of land mainly classified as Funct. Hall with a Old Style Building built about 1894, having primarily Wood Shingle Exterior and 2892 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
954	7548.000	384,900		452,500	837,400
Total Card	0.173	384,900		452,500	837,400
Total Parcel	0.173	384,900		452,500	837,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 289.56 | /Parcel: 289.56

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	34947
GIS Ref	
GIS Ref	
Insp Date	05/03/00

!4208!

PREVIOUS ASSESSMENT

Parcel ID: 050.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	954	FV	384,900	0	7,548.	452,500	837,400		Year end	12/23/2021
2021	954	FV	372,700	0	7,548.	452,500	825,200		Year End Roll	12/10/2020
2020	954	FV	372,700	0	7,548.	452,500	825,200	825,200	Year End Roll	12/18/2019
2019	954	FV	289,800	0	7,548.	452,500	742,300	742,300	Year End Roll	1/3/2019
2018	954	FV	289,800	0	7,548.	303,800	593,600	593,600	Year End Roll	12/20/2017
2017	954	FV	289,800	0	7,548.	290,900	580,700	580,700	Year End Roll	1/3/2017
2016	903	FV	289,800	0	7,548.	265,000	554,800	554,800	Year End	1/4/2016
2015	903	FV	272,600	0	7,548.	213,300	485,900	485,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:12:24

LAST REV

Date	Time
10/28/20	13:57:35
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4208

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11437-191		12/4/1967			No	No		N

USER DEFINED

Prior Id # 1:	34947
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	937	Alterati	99,281	O				
6/17/2008	654	Manual	15,000			G9	GR FY09	replace wood shing

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2000	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
954	Funct. Hall		7548		Sq. Ft.	Site		0	70.	0.86	11									452,509						452,500	

Total AC/HA:	0.17328	Total SF/SM:	7548	Parcel LUC:	954	Funct. Hall	Prime NB Desc	ARLINGTON	Total:	452,509	Spl Credit		Total:	452,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1894	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	34.45	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.05478024
Const Adj.:	0.99989998
Adj $ / SQ:	142.381
Other Features:	67500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	587168
Depreciation:	202280
Depreciated Total:	384889

COMMENTS

1916.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	5	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

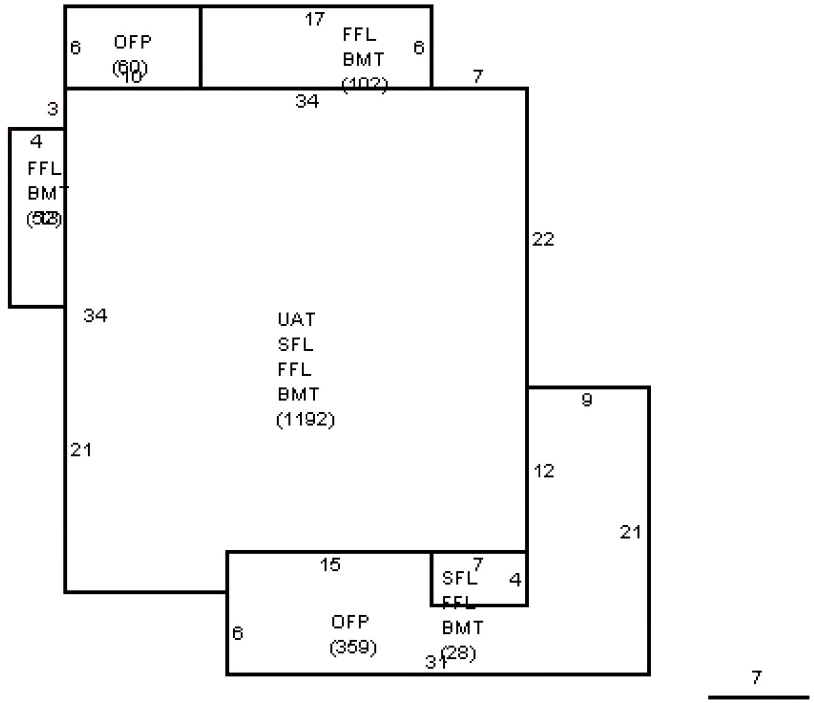
No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	156.62
Special Features:	0	Val/Su Net:	82.16
Final Total:	384900	Val/Su SzAd	148.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,374	42.710	58,689
FFL	First Floor	1,374	142.380	195,632
SFL	Second Floor	1,220	142.380	173,705
OFP	Open Porch	419	20.440	8,563
UAT	Upper Attic	298	99.670	29,701
	Net Sketched Area:	4,685	Total:	466,290
Size Ad	2594	Gross Area	5579	FinArea 2892

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

050.0-0003-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: